

**VILLAGE OF CLEVELAND**  
**MANITOWOC COUNTY, WISCONSIN**  
**RESOLUTION NO. 2021-R-23**  
**CERTIFIED SURVEY MAP**  
**ANDREW AND JAMIE WILLIAMS**


**WHEREAS**, Andrew and Jamie Williams submitted a Certified Survey Map to merge four existing lots located on the north side of W. Madison Ave. between 1158 W. Madison Ave. and 1105 N. Linden St. to create two lots of 6.473 acres and 1.008 acres (original Parcel Nos. 031-028-003-006.00, 031-028-003-006.01, 031-028-003-006.03 and 031-028-003-006.05);

**WHEREAS**, the Plan Commission adopted the following findings at its meeting of November 3, 2021:

1. The Certified Survey Map (CSM) was consistent with the purposes of the Village's zoning ordinance in that it promoted the health, safety, prosperity, aesthetics, and general welfare of the Village of Cleveland. Future residential development on W. Madison Ave. was consistent with long-range planning, and the seasonal commercial operation of a Christmas tree farm was not on its face adverse to the public interest. The site must be rezoned prior to operation of the farm, allowing opportunity for public input on the change in use.
2. The CSM was consistent with the regulations of the zoning district in that the proposed lot met the area and height regulations for the current R-3 zoning district and proposed R-2 and PUD districts. Operation of the Christmas tree farm would be inconsistent with the uses allowed in R-3, but the Applicants have filed a concurrent petition to rezone the property for this use.
3. The CSM was consistent with the purposes of the Village's subdivision ordinance in that it the CSM promoted the public health, safety and general welfare by lessening congestion in the streets through lot reduction and providing alternative traffic routes; providing for the orderly layout and use of the land by elimination of a landlocked parcel; providing for light and air by creating lots that are adequately sized for future improvements; facilitating adequate provision of water, sewerage and other public facilities through creation of the public rights-of-way; protecting proper ingress and egress through creation of the public rights-of-way; and promoting the proper monumenting of the land subdivided and conveyance by accurate legal description by compliance with Sec. 236.34, Wis. Stats.
4. The CSM was consistent with the Year 2020 Comprehensive Plan as it supported the objectives of the *Neighborhood Residential* classification by encouraging development consistent with the neighborhood, promoting a natural aesthetic, and showing sensitivity to natural features.
5. The CSM conformed to the Official Map as it dedicated rights-of-way to the public on the east and north boundaries.
6. The CSM as submitted appeared consistent with Ch. 236.34, Wis. Stats.

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board of Cleveland adopts the findings of the Plan Commission and approves the Certified Survey Map filed by Andrew and Jamie Williams reconfigure four parcels on the north side of W. Madison Ave. into two parcels based on our findings that the CSM is consistent with the Zoning Ordinance, Subdivision Ordinance, Year 2020 Comprehensive Plan, and Official Map.

Adopted and approved by the Village Board of Cleveland this 23<sup>rd</sup> day of November, 2021.

  
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Jake Holzwart, Village President

ATTEST:

  
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Stacy Grunwald, Director of Village Services

MOTION: ADER/ENGEL

VOTE: 6 Ayes 0 Noes 0 Abstentions

EFFECTIVE DATE: 11/23/20201